



SITE DEVELOPMENT DATA:

ACREAGE: ± 1.64 ACRES

TAX PARCELS: 153-025-12; 153-025-13;
153-025-14; 153-025-10; 153-025-19

EXISTING ZONING: NS, O-2, B-1

PROPOSED ZONING: MUDD-O

EXISTING USES: COMMERCIAL RETAIL
& OFFICE

PROPOSED DEVELOPMENT:
20,000 SF OFFICE
300 MULTI-FAMILY UNITS
15,000 SF RETAIL, EDEE, OR
PERSONAL SERVICE USES

MAXIMUM BUILDING HEIGHT: 92'

PARKING: BY ORDINANCE



NOT FOR CONSTRUCTION

PROJECT

**1401 EAST BLVD
REZONING**

SUNCAP PROPERTY GROUP, LLC
6101 CARNEGIE BLVD SUITE 180
CHARLOTTE, NC 28209

LANDDESIGN PROJ.# 1022028

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE: NORTH
VERT: N/A
HORZ: 1" = 30'
0 15 30 60

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1.0

DEVELOPMENT STANDARDS
Petitioner: SunCap Property Group, LLC.
Rezoning Petition No. 2022-xxx
3/2/2022

Site Development Data:

- Acreage: ± 1.64 acres
--Tax Parcels: 15302512, 15302513, 15302514, 15302510, and 15302519
--Existing Zoning: NS, O-2, B-1
--Proposed Zoning: MUDD-O
--Existing Uses: Commercial Retail & Office
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district not otherwise limited in the Rezoning Plan.
--Maximum Development, subject to conversion rights:
a. 20,000 square feet of office uses;
b. 300 multi-family residential units; and
c. 15,000 square feet of retail, EDEE or personal service uses.
--Maximum Building Height: 92 feet
--Parking: As required by the Ordinance for the MUDD zoning district.

I. General Provisions:

- a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by SunCap Property Group, LLC (“Petitioner”) to accommodate development of a mixed-use project on an approximately 1.644-acre site located at the northeast intersection of East Boulevard and Scott Avenue, more particularly described as Mecklenburg County Tax Parcel Numbers 15302512, 15302513, 15302514, 15302510, and 15302519 (the “Site”).
- b. **Intent.** This Rezoning is intended to accommodate development on the Site of a pedestrian-focused mixture of MUDD-permitted uses including but not limited to office, residential, retail and other commercial uses.
- c. **Zoning Districts/Ordinance.** Unless otherwise requested in the Optional Provisions, below, development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”).

Unless the Rezoning Plan establishes more stringent standards, or as requested in the Optional Provisions below, the regulations established under the Ordinance for the MUDD zoning district shall govern all development taking place on the Site.

II. Optional Provisions

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- e. Stucco and E.I.F.S. shall be permitted as a building material (not a Preferred Exterior Building Material), subject to the restrictions above. For the sake of clarity, Stucco and E.I.F.S. shall not be permitted on the exterior of the Base levels of the building along public rights-of-way.
2. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
- a. Base of High Rise Building(s) (those exceeding five (5) stories): The base of building sides (equivalent to the first three (3) floors at street grade for buildings containing office uses or first two (2) floors at street grade for buildings containing residential uses) greater than 120 feet in length fronting a public street shall be distinguished from the remainder of the building and include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of five (5) feet wide and shall project or recess a minimum of one (1) foot extending through at least a full floor.
- b. Building elevations facing public streets shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls
3. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
- a. The Site's frontage of East Boulevard shall, at a minimum, provide at least 70% of the length of the first floor street frontage designed for pedestrian-scale activity per the street walls provision in Section 9.8506(2)(a) of the Ordinance. Of the provided 70% street wall design, a minimum of 70% shall be met through the use of clear glass.
4. Meter banks shall be located outside of the setback.
5. Rooftop HVAC units will be screened from public right-of-way.
6. All dumpster enclosure areas shall be internal to the building/parking deck or screened from network required public or private streets with materials complimentary to the principal structure.
7. If a rooftop terrace is provided, it shall be permitted only for office or residential uses (no rooftop terraces associated with EDEE uses shall be allowed). For the sake of clarity, this does not restrict the ability for retail balconies on lower levels of the building.

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- a. The Petitioner requests the ability to provide a maximum of one (1) internally located drive-through facility that shall not be visible from public streets. The drive-through facility shall also satisfy the standards contained in Section 15.8.4.C.1. of the Ordinance (prescribed conditions for accessory drive-through facilities as permitted in the TOD-TR zoning district).
- b. The Petitioner requests the ability to provide a maximum eight (8) foot overhang on the upper stories of the building to cantilever over the streetscape. Ground floor level of the building will meet all setback dimensional requirements and not interfere with required streetscape.

III. Permitted Uses

Subject to the Maximum Development provisions set forth under Section IV below, the Site may be devoted to any uses permitted by right or under prescribed conditions in the MUDD Zoning District, together with any incidental or accessory uses associated therewith.

IV. Maximum Development and Restrictions

- a. Subject to the restrictions, limitations, and conversion rights listed below, the principal buildings constructed may be developed with up to (i) 20,000 square feet of office uses; (ii) 300 multi-family residential units; and (iii) 15,000 square feet of retail, EDEE or personal service uses permitted by right and under prescribed conditions in the MUDD zoning district, along with any accessory uses allowed in the MUDD zoning district.

- b. **Prohibited Uses:** Car washes (except for residential car wash stations) and Automobile Service Stations.

V. Transportation

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b. The proposed driveway access along the Site's frontages of East Boulevard and Fountain View shall be full movement, and the access along Scott Avenue shall be right-in/right-out only, as generally depicted on the Rezoning Plan.
- c. Petitioner shall provide streetscape improvements along the Site's frontage of Scott Avenue and East Boulevard as depicted on the Rezoning Plan. Trees may be located in planters or grates along sidewalk areas or in planting strips.
- d. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.

b. Parking Deck Standards:

1. Parking structures shall be designed so that vehicles parked on all levels of the structure and associated lighting are screened by a wall or panel measuring a minimum of 48 inches in height. Screening shall include both vertical and horizontal treatment that resembles patterns and architecture of the occupied portions of the building, including use of similar materials and a similar rhythm of window openings on frontages. The remaining opening shall be screened using decorative elements such as grillwork, louvers, green walls, or a similar treatment. Any such decorative screens shall be set back from the plane of the street facades and affixed in line with the internal face of walls to parking levels so as to be minimally intrusive when seen in perspective. For parking structures with rooftop open-air parking, a parapet wall of sufficient height to ensure vehicles are not visible from the nearest sidewalk is required. Any such parapet wall shall be a minimum of four (4) feet in height.
2. However, these parking deck standards are in no way intended to impede the natural ventilation of an open parking deck.

VII. Environmental Features

- a. The Petitioner shall comply with the Post Construction Stormwater Ordinance.
- b. The Petitioner shall comply with the Tree Ordinance.

VIII. Lighting:

- a. All lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed on buildings, along the driveways, sidewalks, and parking areas. However, upward facing accent/architectural lighting shall be permitted.

IX. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Lot of the Site affected by such amendment in accordance with the provisions herein and of Section 6.207 of the Ordinance.

X. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Lot(s), as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

- e. All transportation improvements shall be substantially completed before the Site's first building certificate of occupancy is issued.

1. Reference to “substantially complete” shall mean completion of the roadway improvements in accordance with the Technical Data Sheet provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or bond for any improvements not in place at the time such certificate of occupancy is issued to secure completion of the applicable improvements.

VI. Design Guidelines:

a. General Design Guidelines.

1. Preferred Exterior Building Materials: The principal building constructed on the Site shall be comprised of a minimum percentage of the following materials on the total applicable building facade along public rights-of-way (excluding windows and door areas): glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, or other materials approved by the Planning Director.
- a. The Base levels of the building along public rights-of-way shall only be constructed of Preferred Exterior Building Materials (excluding window and door areas). “Base” shall be defined as equivalent to the first three (3) floors at street grade for buildings containing primarily office uses or first two (2) floors at street grade for buildings containing primarily residential uses.
- b. Preferred Exterior Building Materials shall comprise a minimum of 60% of the total East Boulevard frontage and a minimum of 50% of the total Scott Avenue frontage. (For the sake of clarity, the Base levels shall be included in calculations for the total building facade along each frontage but Base levels shall not contain materials other than the Preferred Exterior Building Materials.)
- c. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
- d. Cementitious siding (such as hardi-plank) and panels shall be excluded from the exterior building materials permitted along the base building levels of the East Boulevard and Scott Avenue frontages. Cementitious panels may be used on the north and east building elevations which do not front East Boulevard and or Scott Avenue.

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KEY MAP

SEAL

NOT FOR CONSTRUCTION

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REZONING

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LANDDESIGN PROJ.#
1022028

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LRM
DRAWN BY: LRM
CHECKED BY: ND

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-2.0